

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, April 3, 2012 at 5:30 p.m. in the Council Chambers of City Hall at 280 Grove St., Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:
7. New Business:
8. Amendments to the Land Development Ordinance – General Development Application and Checklists. Formal action may be taken.
9. Case: P12-017 Minor Site Plan – Interim use  
Applicant: Sandra & Glenn Cunningham Foundation  
Attorney: George Garcia  
Review Planner: Kristin Russell  
Address: 580 Marin Blvd.  
New Block: 7201 Lot: 1  
Zone: Newport Redevelopment Plan  
Description: 40'x40' Billboard
10. Amendments to the Hudson Exchange Redevelopment Plan. Summary Statement: Establish grid to create 6 blocks at Metro Plaza to allow high-rise towers with ground floor retail and parking decks. Formal action may be taken.
11. Case: P12-004 Preliminary and Final Major Site Plan w/Deviations  
Applicant: Team Walker, Inc.  
Attorney: Jennifer Carrillo-Perez, Esq.  
Review Planner: Jeffrey Wenger  
Address: 375-377 Communipaw Avenue  
Old Block: 2042 Lots: 6,7,8  
Zone: Morris Canal Redevelopment Plan  
Description: Construction of new 3 story 7,184 square foot community center and teen facility with 6 parking spaces.  
Deviations: Minimum parking requirement.
12. Case: P10-046 Administrative Amendment - Minor Site Plan  
Applicant: BGT Capital, LLC & Davood G. Taree  
Attorney: Charles Harrington  
Review Planner: Kristin Russell  
Address: 357 Third St.  
Old Block: 385 Lot: O.1  
New Block: 11004 Lot: 1  
Zone: NC – Neighborhood Commercial  
Description: New 4-story mixed-use building with 4 residential units and 1,126 sf of ground floor commercial space. Ground floor window built differently than approved.
13. Case: P11-062 Minor Site Plan  
Applicant: Moudy Razek  
Attorney: Jacob Hudnut, Esq.  
Review Planner: Kristin Russell  
Address: 187 Newark Ave.  
Old Block: 274 Lot:38.99  
New Block: 12704 Lot:7  
Zone: Newark Ave. Downtown Redevelopment Plan  
Description: Sidewalk café
14. Case: P09-021 Amended Preliminary & Final Major Site Plan with deviation  
Applicant: Victor Ghatas  
Attorney: Jon Campbell, Esq.  
Review Planner: Kristin Russell  
Address: 147 Monticello Avenue  
Old Block: 1921 Lot:66  
New Block: 16701 Lot:23  
Zone: Monticello Ave. Redevelopment Plan  
Description: Originally approved September 8, 2009. Unapproved changes to façade, including window size, architectural details, and height along blockfront.  
Deviations: Storefront glazing
15. Memorialization of Resolutions
16. Executive Session, as needed, to discuss litigation, personnel or other matters
17. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD